

PRE-SOLICITATION SYNOPSIS

This is not a request for either a quote or proposal, or an invitation for bid. The intent of this pre-solicitation synopsis is to identify potential Offerors for P-991 Design Build project to construct a new multi-story Bachelor Enlisted Quarters (BEQ) at Naval Weapons Station (NWS) Yorktown in Yorktown, Virginia.

Project Description:

The purpose of this Design Build (DB) project is to construct a new multi-story Marine Corps Bachelor Enlisted Quarters (BEQ) at Naval Weapons Station (NWS) Yorktown in Yorktown, Virginia. The project is part of a multi-phase consolidation of the Marine Corps Security Force Regiment (MCSFR).

The structural frame of the building will be comprised of load bearing reinforced concrete masonry walls supporting concrete floors. The interior walls of the facility will be built of reinforced concrete masonry units and will be designed and constructed to span from floor to the bottom of structure above. Exterior walls will consist of concrete masonry block interior wall, rigid insulation, air space and brick veneer. The roof will be a standing seam metal roof over insulation and metal deck.

The new facility will be designed to satisfy all applicable Navy and Marine Corp UFC's. The building will be constructed such that it satisfies all requirements of Anti-Terrorism and Force Protection. A progressive collapse analysis will be required and incorporated into the design as required by current standards.

Interior floor finishes will be terrazzo, carpet, solid vinyl plank flooring system, porcelain and ceramic tile. Toilet facilities shall be provided with full height ceramic tile walls, ceramic tile floors and moisture resistant gypsum board ceilings and paint.

Project site work will include utilities, paving and landscaping. The new building systems will include, but not be limited to; fire protection, heating, ventilation, air-conditioning, plumbing, and electrical power and lighting. Building utility connections will include, but not be limited to; water, natural gas, sanitary sewer, electricity, telephone and data. The project site will also include a smoking gazebo and site amenities.

The BEQ will be a maximum of 60,450 SF with 117 Marine Corps 2+0 rooms. Consider the entire site/compound when designing criteria related to High Performance and Sustainable Building Requirements (UFC 1-200-02), Anti-Terrorism/Force Protection (AT/FP) and all other required standards. The contractor shall implement Low Impact Development (LID) criteria to the greatest extent possible.

This project shall satisfy sustainable design measures in order to meet Executive Order 13123: Greening the Government Through Energy Management.

The project is located at Naval Weapons Station (NWS) Yorktown in Yorktown, Virginia.

The drawings and specifications for this project will be posted with the solicitation and are not available at this time.

The completion time for this contract is 735 calendar days after award.

The NAICS Code for this procurement is 236220 and the annual size standard is \$36.5M.

This procurement is unrestricted, full and open.

The total estimated cost for this project is between \$25,000,000 and \$100,000,000.

The Request for Proposal (RFP) will be issued around the end of April 2015. The solicitation will be listed as N40085-15-R-0046 on the Navy Electronic Commerce Online website (NECO) at: <https://www.neco.navy.mil/index.aspx>. A Vendor User Guide is available for download at the site, as well as the NECO Help Desk contact phone number for any issues/questions related to the website. Ensure you register with the site so you will receive emails applicable to your solicitation in the event of any modifications/amendments, and/or any changes regarding this solicitation and/or solicitations of interest. Primary POC: Jeff Haycox, Phone: (757) 341-2074, Email: jeffrey.haycox@navy.mil.